WARRANTY DEED

Address New Owners	Send Tax Bills	Map-Parcel Nos.
Edmond F. Tipton et ux ~~6107 Hillsboro Road~~ Nashville, Tennessee	Same	MAP 144 PAR. To be assigned M.P

BOOK 4634 PAGE 736

FOR AND IN CONSIDERATION of the sum of Six Thousand, Five Hundred ($6,500.00) Dollars, the receipt of which is hereby acknowledged, THE FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TENNESSEE, EXECUTOR OF THE ESTATE OF LEONARD B. CASH, has bargained and sold, and by these presents does transfer and convey unto the said EDMOND F. TIPTON and wife, ELLEN G. TIPTON, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A part of an unnumbered lot of ground described as the Heise Property set forth and described on a plat showing a property survey to divide unnumbered lots City of Forrest Hill, known as the Green Hill Realty Company's Forest Hill Community Subdivision of record in Book 3600, page 81, Register's Office for said County, described as follows:

BEGINNING at a point in the southeasterly margin of Timberwood Drive, said point being the northwesterly corner of property conveyed to Henry Z. Lipscomb, in Book 4210, page 23; thence south 49° 54' east 371 feet, more or less, to an iron pin; thence north 40° east 62 feet, more or less, to an iron pin; thence south 50° east 43 feet, more or less, to an iron pin; thence north 40° east 97 feet, more or less, to an iron pin; thence northwestwardly 403 feet, more or less to the southeasterly margin of Timberwood Drive; thence southwardly 118.6 feet, more or less, to the point of beginning.

BEING the same property conveyed to Leonard B. Cash, Trustee, with full power, by deed from Regenia Lou Ward, as of record in Book 4537, page 640, said Register's Office. By will of record in Will Book 103, page 526 Probate Court of Davidson County, Tennessee, First American National Bank of Nashville Tennessee was appointed Executor with power to sell, mortgage or convey.

TO HAVE AND TO HOLD the said parcel of land with the appurtenances, estate, title and interest thereto belonging to the said EDMOND F. TIPTON and wife, ELLEN G. TIPTON, their heirs and assigns forever. And FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TENNESSEE, EXECUTOR OF THE ESTATE OF LEONARD B. CASH, but no further or otherwise, does covenant with the said EDMOND F. TIPTON and wife, ELLEN G. TIPTON that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for 1972 taxes which are prorated and assumed by the grantees. And the Grantor makes no warranty that said parcel of land constitutes a building site within the ordinances of the City of Forrest Hills.

And FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TENNESSEE, as EXECUTOR OF THE ESTATE OF LEONARD B. CASH, but no further or otherwise, does further covenant and bind itself, its successors, heirs and representatives, to warrant and forever defend the title to the said land to the said EDMOND F. TIPTON and wife, ELLEN G. TIPTON, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of September, 1972, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TENNESSEE, EXECUTOR OF THE ESTATE OF LEONARD B. CASH.

By _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, ~~whichever is greater~~, for this transfer is $6,500.00.

_____ Affiant

Subscribed and sworn to before me, this the 1st day of September, 1972.

_____ Notary Public

My commission expires: 2-17-75

prepared by:
Dressen & Short Attys
Court Square Bldg.
Nashville, Tenn 37201

- 1 -

mail to:

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LARRY B. ELEY a Notary Public in and for said State and County, the within named B. L. ANDREWS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-Pres. & Trust Officer of the First American National Bank of Nashville, Tennessee, the within named bargainor, a corporation, and that he, as such Vice-Pres. & Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice-Pres. & Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of September, 1972.

Larry B. Eley
Notary Public

My commission expires: 4-30-75

B 74576 T IDENTIF. REFERENCE
SEP 6 9 41 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

L. B. ELEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. EXPIRES APR. 30, 1975

SEP-6'72	CONV	*6,500.00			
SEP-6'72	S'TAX		A*	16.90	
SEP-6'72	PR'FEE		A*	.50	
SEP-6'72	W'DEED		A*	4.00	* 21.40